

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/21/2223/OF1
2.	Proposed Development:	DOUBLE STORY EXTENSION TO SIDE OF DWELLING
3.	Location:	28 MILL HILL, CLEATOR MOOR
4.	Parish:	Cleator Moor
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
6.	Publicity Representations &Policy	Neighbour Notification Letter: YES Site Notice: NO Press Notice: NO Consultation Responses: See report Relevant Planning Policies: See report
7.	Report: SITE AND LOCATION This application relates to 28 Mill Hill, a semi-detached property located on an existing housing estate within Cleator Moor. The site benefits from an existing single-storey attached garage and a driveway and dropped kerb to the front of the property. PROPOSAL Planning Permission is sought for the erection of a two-storey side extension to provide an additional reception room on the ground floor and an additional bedroom and en-suite on the first floor. The extension will project 4.2 metres from the side elevation and the depth will match the existing property. It been designed to continue the existing roofline with a pitched roof and an overall height of 8 metres. The extension will include two windows on the front elevation and two windows on the rear	

elevation, with the first-floor rear window relating to the en-suite and the side elevation will be blank. It will be finished in smooth render, concrete roof tiles and white UPVC windows to match the existing property.

The proposal also includes the re-surfacing the front driveway with permeable paviors.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous planning applications at this property.

CONSULTATION RESPONSES

Cleator Moor Town Council

No comments received.

Highway Authority and Lead Local Flood Authority

Initial Comments:

The proposal to convert the garage will result in a loss of off-street parking for this property. We therefore ask that adequate parking is shown on a plan, in line with the Highway Authority's requirements.

Final Comments, following the receipt of an additional plan with off-street parking shown:

As there are two spaces proposed to the front of the property and permeable surfacing is proposed for the driveway, LHA and LLFA confirm no objections to the proposed development as it is considered that it will not have a material effect on existing highway conditions nor will it increase the flood risk on the site or elsewhere.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 2 no. properties.

One objection has been received as a result of this consultation process, although no reasons were attached. It was therefore requested that the objections were submitted in writing to allow the concerns to be included in the application assessment. No further correspondence was received.

PLANNING POLICIES

Planning law requires applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Development Plan

Copeland Local Plan 2013 – 2028 (Adopted December 2013)

Core Strategy

Policy ST1 – Strategic Development Principles

Policy ST2 – Spatial Development Strategy

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM18 – Domestic Extensions and Alterations

Policy DM22 – Accessible Developments

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

Cumbria Development Design Guide

Emerging Copeland Local Plan (ELP):

The emerging Copeland Local Plan 2017-2035 has recently been the subject of a Publication Draft Consultation. The Publication Draft Consultation builds upon the previously completed Issues and Options and Preferred Options consultations. Given the stage of preparation of the Copeland Local Plan 2017-2035 some weight can be attached to policies within the Publication Draft where no objections have been received. The Publication Draft provides an indication of the direction of travel of the emerging planning policies, which themselves have been developed in accordance with the provisions of the National Planning Policy Framework.

The following policies are relevant to this proposal:

Policy DS1PU – Presumption in Favour of Sustainable Development

Policy DS6PU – Design and Development Standards

Policy H14PU – Domestic Extensions and Alterations

Policy CO7PU – Parking Standards and Electric Vehicle Charging Infrastructure

ASSESSMENT

The key issues raised by this proposal are the principle of development, its scale and design and the potential impacts on residential amenity and highway safety.

Principle of Development

The proposed application relates to a residential dwelling within Cleator Moor and it will provide an additional reception room on the ground floor and an additional bedroom and en-suite on the first floor. Policy DM18 supports extensions to residential properties subject to detailed criteria, which are considered below.

On this basis, the principle of the development is therefore considered to be acceptable and the extension satisfies Policies ST2, DM18 and the NPPF guidance.

Following the site visit, concerns regarding the application site boundary were raised with the applicant as the boundary fence between no. 26 and 28 Mill Hill is different to the red line on the application. The agent confirmed that the drawings are accurate and indicative of the land owned by the client. Given that the Land Registry check appears inconsistent notice has been served on no. 26 to ensure no future issues arise as a result of the extension.

Scale and Design

Policy ST1 and section 12 of the NPPF seek to promote high quality designs. Policy DM10 and DM18 seek to ensure domestic alterations are of an appropriate scale and design which is appropriate to their surroundings and do not adversely affect the amenities of adjacent dwellings.

The proposed two-storey extension will be appropriately located to the side of the property and it will replace an existing single-storey garage. On this basis, the scale will be relatively modest and the continuation of the existing ridge height and pitched roof will match the existing property. As a result the proposed extension will not be excessively prominent in the street scene and the design is considered to respect the character and appearance of the existing property. In addition, the materials will match the existing property and this will therefore reduce the impact on the street scene.

On this basis, the proposal is considered to comply with Policy DM18(A) and the NPPF guidance.

Residential Amenity

Policy ST1, Policy DM18 and section 12 of the NPPF seek to safeguard good levels of residential amenity of the parent property or adjacent dwellings.

Whilst possible amenity issues between the proposed extension and the neighbouring properties were considered, the proposal is considered to be suitably located and, due to the orientation of the proposed extension to the north-west of the existing property and the impact of the existing gable on the neighbouring property, it is considered that the proposed two-storey extension will not cause a significant loss of light or dominance on the neighbouring property. The off-set orientation with the neighbouring property, no. 26 Mill Hill will also reduce possible amenity issues.

In addition, the proposed first-floor rear window relates to an en-suite and therefore the use of obscure glazing mitigates overlooking concerns to the rear and, due to the significant separation distances to the front, it is not considered that the extension will cause unacceptable overlooking or loss of privacy issues.

On this basis, it is considered that it will not have a detrimental impact on the neighbouring amenity and therefore the proposal satisfies Policies DM18(B), DM18(C) and the NPPF guidance.

Highway Safety

Policy DM22 encourages innovative approaches to manage vehicular access and parking to avoid

	<p>vehicles dominating the street scene.</p> <p>Following the initial comments from the Highway Authority regarding parking provisions, the proposed design was changed to accommodate two off-street parking spaces to the front of the dwelling.</p> <p>The Highway Authority therefore confirmed that they have no objections to the amended plans with the provision of two parking spaces and permeable surfacing as this will ensure the proposal will not have a detrimental effect on the existing highway conditions.</p> <p>The driveway provision can be secured by the use of a planning condition to ensure adequate off-street parking to meet the needs of the property is provided and maintained thereafter.</p> <p>On this basis, the proposal is considered to satisfy Policy DM22 and the Cumbria Development Design Guide.</p> <p><u>Planning Balance and Conclusion</u></p> <p>This application seeks to erect a two-storey side extension to a semi-detached property within Cleator Moor.</p> <p>One objection was received as a result of the consultation process, although no detailed concerns were raised.</p> <p>The extension will replace an existing garage and it is not considered to be excessively prominent within the locality. The scale and design is considered to respect the character and appearance of the existing property. Taking into account the orientation of the proposal and the impact of the existing gable, the proposed design is acceptable and it will not adversely harm the neighbouring amenity.</p> <p>In addition, the off-street parking provision will be improved with the installation of pavers to the front and this can be secured by the use of a planning condition.</p> <p>On balance, the proposed extension represents an acceptable form of development which accords with the policies set out within the adopted Local Plan and the guidance in the NPPF.</p>
8.	<p>Recommendation:</p> <p>Approve (commence within 3 years)</p>
9.	<p>Conditions:</p> <ol style="list-style-type: none"> 1. The development hereby permitted must commence before the expiration of three years from the date of this permission. <p>Reason</p>

- To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.
2. The permission relates to the following plans and documents as received on the respective dates and development must be carried out in accordance with them: -
- Application Form, received 17th May 2021;
Location Plan, scale 1:1250, drawing no. RO-PSE-001 Rev C, received 7th December 2021;
Block Plan, scale 1:500, drawing no. RO-PSE-001 Rev C, received 7th December 2021;
Proposed Site Plan, scale 1:200, drawing no. RO-PSE-001 Rev C, received 7th December 2021;
Existing Floor Plans and Elevations, scale 1:100, drawing no. RO-PSE-001 Rev C, received 7th December 2021;
Proposed Floor Plans and Elevations, scale 1:100, drawing no. RO-PSE-002 Rev A, received 21st October 2021;
Proposed Section A-A, scale 1:50, drawing no. RO-PSE-002 Rev A, received 21st October 2021.
- Reason
- To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.
3. Prior to the first use of the extension the proposed off-street parking must be installed in accordance with the details set out in the approved Proposed Site Plan, drawing reference RO-PSE-001 Rev C, received by the Local Planning Authority on 7th December 2021. The driveway must be maintained at all times thereafter.
- Reason
- To ensure that adequate off-street parking is provided in accordance with Policy DM22 of the Copeland Local Plan.

Informative Note

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

	<p>Statement</p> <p>The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.</p>
<p>Case Officer: C. Unsworth</p>	<p>Date : 24/05/2022</p>
<p>Authorising Officer: N.J Hayhurst</p>	<p>Date : 24/05/2022</p>
<p>Dedicated responses to:- N/A</p>	